

011.0

0004

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,105,100 / Total Card / 1,105,100  
USE VALUE: 1,105,100 / Total Parcel 1,105,100  
ASSESSED: 1,105,100 / 1,105,100
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36-38		LOMBARD TERR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	DEMATTIA-DETURSI MICHELE
Owner 2:	DETURSI PASQUALE
Owner 3:	

Street 1:	36 LOMBARD TERR
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Cntry:	
Own Occ:	Y

Postal:	02476
Type:	

**PREVIOUS OWNER**

Owner 1:	DEMATTIA-DETURSI MICHELE/TR -
Owner 2:	MPTGQ TRUST -

Street 1:	36 LOMBARD TERRACE
Twn/City:	ARLINGTON

StProv:	MA
Cntry:	

Postal:	02476
Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,391 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2688 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5391		Sq. Ft.	Site		0	90.	1.08	10									523,559						523,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5391.000	576,400	5,100	523,600	1,105,100		8903
Total Card	0.124	576,400	5,100	523,600	1,105,100	Entered Lot Size	GIS Ref
Total Parcel	0.124	576,400	5,100	523,600	1,105,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	411.09	/Parcel: 411.0	Land Unit Type:	Insp Date
							03/03/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,400	5100	5,391.	523,600	1,105,100	1,105,100	Year End Roll	12/18/2019
2019	104	FV	430,700	5100	5,391.	552,600	988,400	988,400	Year End Roll	1/3/2019
2018	104	FV	414,700	5100	5,391.	407,200	827,000	827,000	Year End Roll	12/20/2017
2017	104	FV	389,200	5100	5,391.	389,800	784,100	784,100	Year End Roll	1/3/2017
2016	104	FV	389,200	5100	5,391.	360,700	755,000	755,000	Year End	1/4/2016
2015	104	FV	347,200	5100	5,391.	302,500	654,800	654,800	Year End Roll	12/11/2014
2014	104	FV	347,200	5100	5,391.	295,500	647,800	647,800	Year End Roll	12/16/2013
2013	104	FV	361,100	5100	5,391.	281,600	647,800	647,800		12/13/2012

Parcel ID 011.0-0004-0014.0

!1007!

**PRINT**

Date Time

12/10/20 16:41:30

**LAST REV**

Date Time

02/27/20 08:46:31

danam

1007

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMATTIA-DETURS	72152-69	1	1/23/2019	Convenience		1	No		
DEMATTIA ALAN &	69238-324		5/5/2017	Family	320,000	No	No	8	Bought the other owner out.
DEMATTIA-DETURS	68551-428		12/8/2016	Convenience		1	No		
DEMATTIA-DETURS	68551-422		12/8/2016	Convenience		1	No		
DETURSI PASQUAL	66117-451		9/23/2015	Convenience		1	No		
DEMATTIA WILLIA	66117-449		9/23/2015	Convenience		1	No		
DI MATTIAADELI	65770-83		7/22/2015	Convenience		99	No		
DI MATTIAADELI	65770-81		7/22/2015	Convenience		99	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/22/2019	1666	Solar Pa	5,544	C					3/3/2018	Inspected	BS	Barbara S
10/12/2012	1304	Re-Roof	3,900	C					2/17/2018	MEAS&NOTICE	KB	Kevin B
11/22/2011	1542	New Wind	2,900					REPL 1 WINDOW	1/31/2018	SQ Returned	MM	Mary M
8/16/2011	872	Manual	3,000					REPL ENTRY DOOR	4/18/2013	Info Fm Prmt	EMK	Ellen K
9/20/2007	836	Manual	15,000					replace second fl	4/2/2009	Meas/Inspect	189	PATRIOT
3/5/2004	137	Manual	1,500					new white alum gut	2/21/2009	Measured	372	PATRIOT
11/10/2001	917	Redo Kit	45,000	C				7 NEW WINDOWS-REMO	2/15/2005	Permit Visit	BR	B Rossignol
									3/22/2000	Inspected	270	PATRIOT
									9/24/1999	Mailer Sent		

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Good	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1											
Kits: 2	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals RMS: 14 BRs: 7 Baths: 1 HB				
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				RESIDENTIAL GRID											
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	RES BREAKDOWN											
Jurisdct: G4	Fact: .	Const Mod:	Lump Sum Adj:	Name:				Exterior:	No Unit	RMS	BRs	FL							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	6	3								
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Additions:	1	8	4								
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6 %	Special:			Economic:	%	Kitchen:	2001										
Bsmnt Flr: 12 - Concrete	Bsmnt Gar:		Override:			Subfloor:		Baths:											
Electric: 3 - Typical	Insulation: 2 - Typical							Plumbing:											
Int vs Ext: S	Heat Fuel: 1 - Oil							Electric:											
Heat Type: 3 - Forced H/W	# Heat Sys: 2	% Heated: 100	% AC:	NBHD Inf: 1.00000000		NBHD Mod:		Heating:											
Solar HW: NO	% Com Wall:	% Sprinkled:		LUC Factor: 1.00		WtAv\$/SQ:		General:											
				Adj Total: 708080		AvRate:		Totals	2	14	7								
				Depreciation: 131703		Ind.Val													
				Depreciated Total: 576377															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 011.0-0004-0014.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	120X20	A	AV	1929		21.25	T	40	104			5,100		5,100		
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100													